

**Bountiful City**  
**Administrative Committee Minutes**  
**April 28, 2014**

**Present:** Acting Chairman – Dave Badham; Committee Member – Lloyd Cheney; City Planner – Chad Wilkinson; Assistant Planner – Royce Davies; and Recording Secretary – Julie Holmgren.

**Absent:** John Marc Knight (Excused)

1. Acting Chairman Badham opened the meeting at 5:03 p.m. and all present introduced themselves.
2. **Consider approval of minutes for April 7, 2014.**

Mr. Cheney made a motion to approve the minutes for April 7, 2014.  
Mr. Badham seconded the motion.

  A   Mr. Cheney  
  A   Mr. Badham

Motion passed 2-0

3. **PUBLIC HEARING - Consider a Conditional Use Permit to allow for Solar Panels at 478 W. 2400 S., George Hawkins, applicant.**

James Marshall, solar panel contractor (Intermountain Wind & Solar, 1953 W. 2425 S., Woods Cross, UT), was present to represent the applicant.

Royce Davies presented the staff report.

The property where the solar panels are to be installed is located in the R-4 Single Family Zone. Solar power panels are classified in the City Ordinance as “private power plants” and require a conditional use permit if they are over 10 Watts. The Applicant has indicated that the photovoltaic system to be installed will produce 3 kilowatts (3000 watts), requiring a conditional use permit.

The application submitted indicates the proposed installation of 1 photovoltaic array of 10 total panels in 2 rows of 5. The array will occupy approximately 186 square feet of the southern roof face of the accessory garage located in the northeast corner of the property. The panels will be mounted parallel with the asphalt shingle roof which has a slope of 3/12. The roof is of truss construction and the panels will be secured to the trusses with a Series 100 SnapNrack mounting system secured by 5/16” lag screws. A review of information provided in the application indicates that all engineering requirements for the construction of solar panels in Bountiful City

will be met. A reflection analysis of the roof pitch indicates that photovoltaic panels should not produce a reflection nuisance to surrounding properties.

Based on the findings, staff has determined that the Applicant would comply with all requirements for the conditional use permit. Staff recommends approval of the Conditional Use Permit with the following conditions:

1. The Applicant shall obtain a building permit.
2. The panels must be installed only as proposed in the application
3. This Conditional Use Permit is solely for this site and is non-transferable.

**PUBLIC HEARING:** Acting Chairman Badham opened the public hearing at 5:07 p.m. and closed the hearing at 5:07 p.m. with no comment from the public.

A brief discussion ensued regarding the age of the shingles (shingles are approximately 3-4 years old), the type of mounting brackets, and the solar panel company's history of work performed in Bountiful.

Mr. Cheney made a motion to approve the Conditional Use Permit, with conditions outlined by staff, to allow for Solar Panels at 478 W. 2400 S., George Hawkins, applicant.  
Mr. Badham seconded the motion.

A Mr. Cheney  
A Mr. Badham

Motion passed 2-0

4. **Miscellaneous business and scheduling.** Acting Chairman Badham ascertained that there were no further items to discuss. The meeting was adjourned at 5:14 p.m.



Chad Wilkinson, City Planner